

WA316

Western Approach Bristol

SAT NAV BS35 4GG



DISTRIBUTION WAREHOUSE FACILITY
316,128 SQ FT (29,368 SQ M) AVAILABLE TO LET

LOGICOR 
logicor.eu



M5 / M49
INTERCHANGE

AVONMOUTH DOCKS

A403

M49

DHL

Davies Turner

Range

amazon

farmfoods

LIDL

CHEP

AIRBUS

UKMail

Gregory G

Royal Mail

Warburtons

Dixons
Carphone

next

WA316

STEINHOFF

WA248

A403

M49

M49

M4

TESCO

New M49 Junction
completion Dec 2019

STRATEGICALLY LOCATED

between J1 of the M48 & J18 M5



Lorry access
M4 & M5
12 minutes away



25 minutes from
Bristol Parkway



30 minutes from
Bristol Airport



Bristol Avonmouth
& Royal Portbury
Docks within
15 minutes



Well established
distribution park

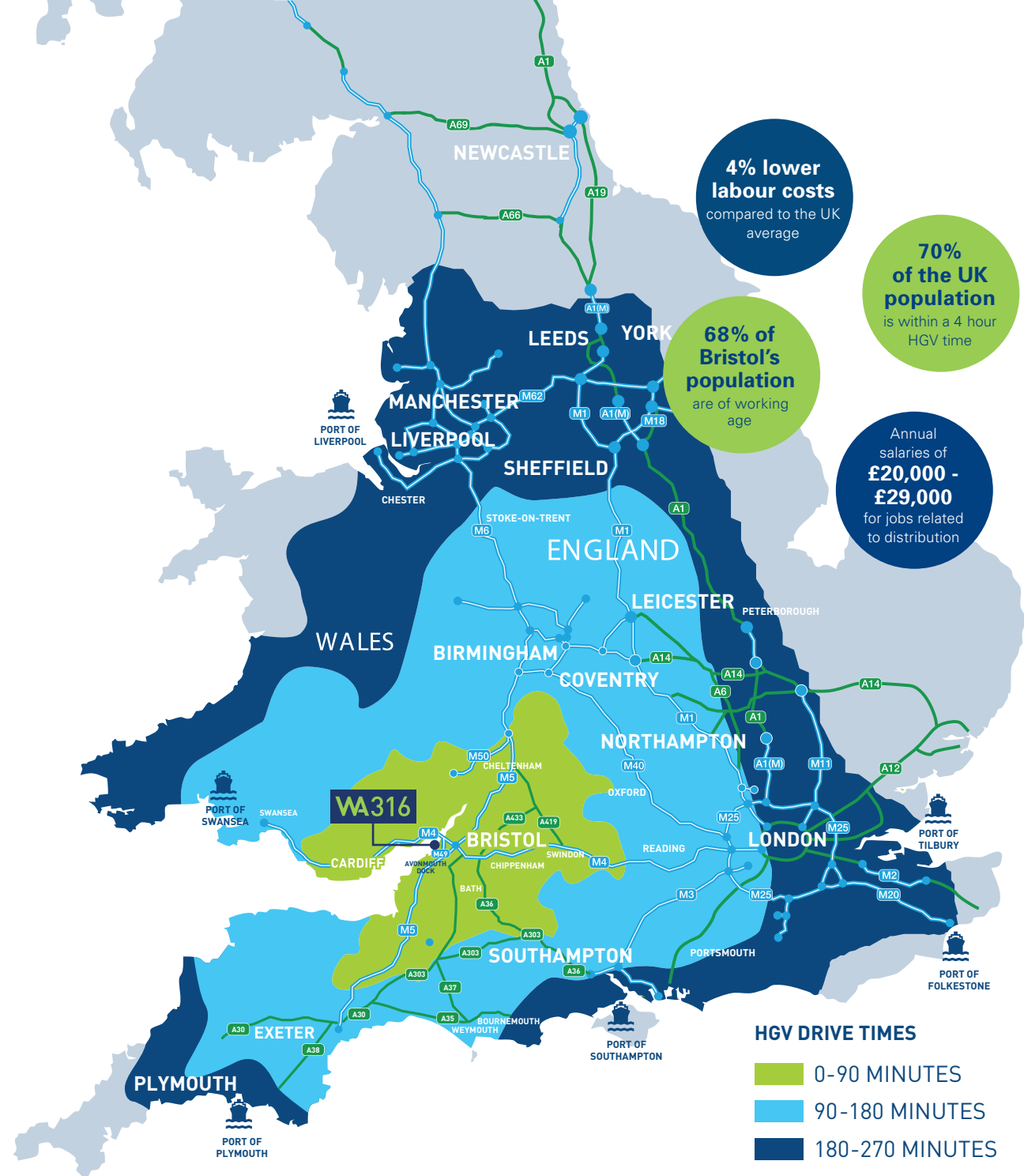


Bristol is served by
a large and relatively
low cost labour pool

HGV DRIVE DISTANCE

NEW M49 JUNCTION (UNDER CONSTRUCTION)	0.5 miles
AVONMOUTH DOCKS	5 miles
M48 J1	6 miles
M49 J18A / M5 J18	6 miles
M4/ M5 INTERCHANGE	8 miles
ROYAL PORTBURY DOCKS	9 miles
M4 J22	13 miles
BRISTOL CITY CENTRE	17 miles
BRISTOL AIRPORT	18 miles
CARDIFF	35 miles
BIRMINGHAM	97 miles
LONDON	125 miles

SOURCE: UK HAULIER



HGV DRIVE TIMES

- 0-90 MINUTES
- 90-180 MINUTES
- 180-270 MINUTES

SOURCE: MECATOR GEOSYSTEMS

4% lower labour costs
compared to the UK average

70% of the UK population
is within a 4 hour HGV time

68% of Bristol's population
are of working age

Annual salaries of
£20,000 - £29,000
for jobs related to distribution

SOURCE: WEST OF ENGLAND LOCAL ENTERPRISE PARTNERSHIP / NOMIS / ONS / SOUTH-GLOUCESTERSHIRE COUNCIL

SCHEDULE OF ACCOMMODATION

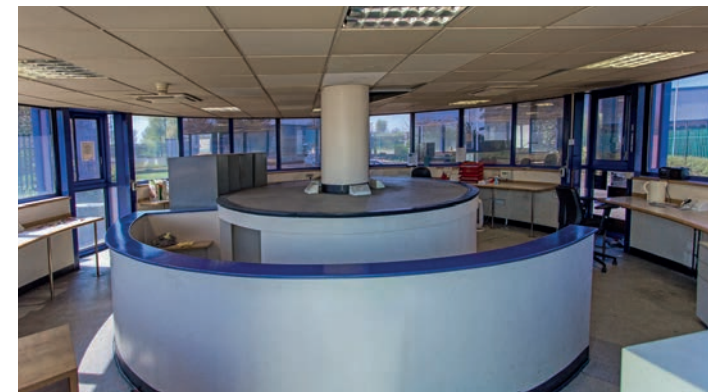
ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE & ANCILLARY	27,871.3	300,014
GROUND FLOOR OFFICE	275.3	2,963
1 ST FLOOR OFFICE	275.3	2,963
2 ND FLOOR OFFICE	275.3	2,963
PLANT ROOM	137.9	1,484
GATEHOUSE	56.1	605
VMU	477.1	5,136
TOTAL	29,368.3	316,128

SPECIFICATION

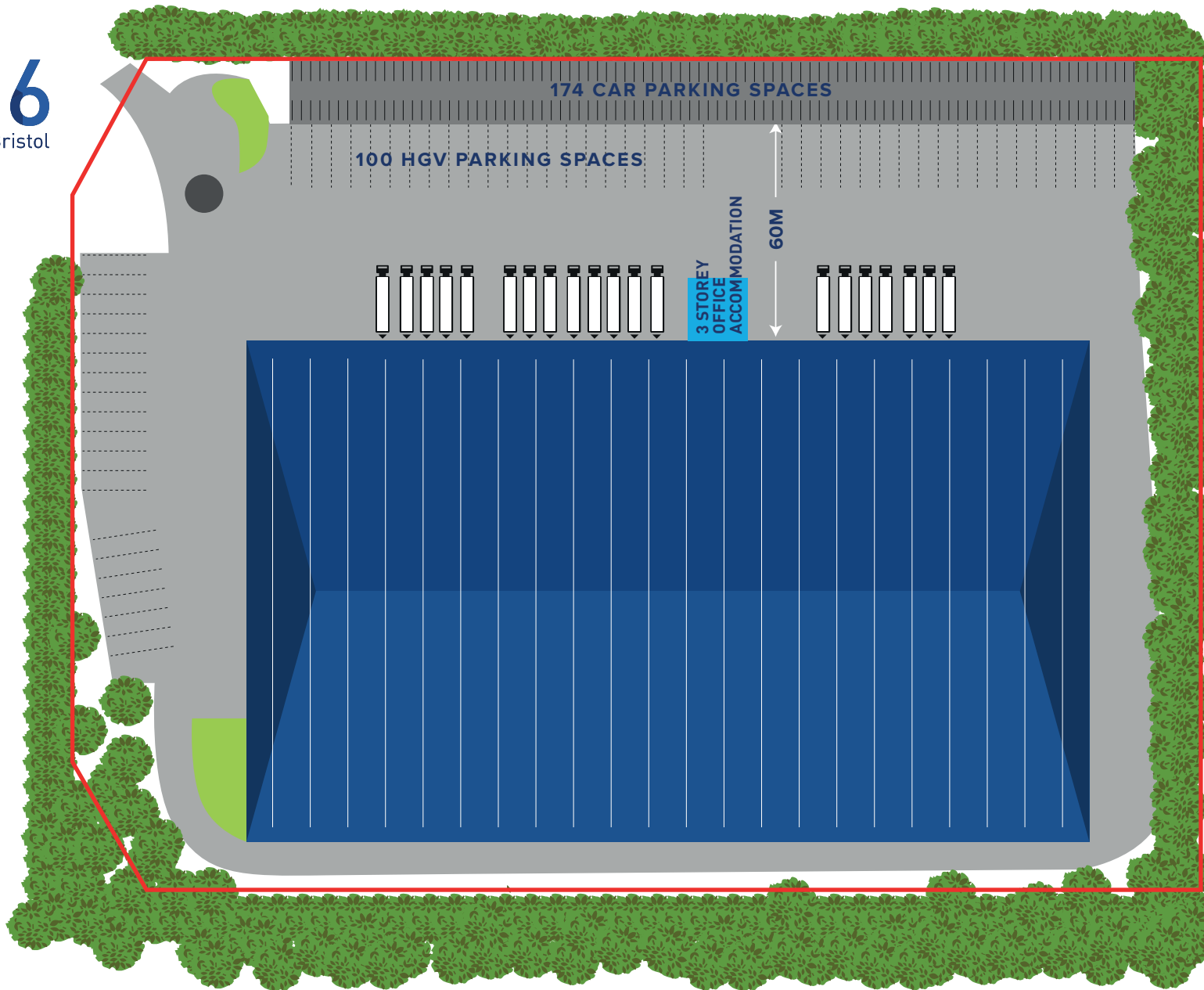
CAR PARKING	174
HGV PARKING	100
DOCK LEVELLERS	7
LEVEL ACCESS	14
YARD DEPTH	60m
EAVES HEIGHT	13.5m
FLOOR LOADING	55kN/m ²
EPC RATING*	E (115)
THREE STOREY OFFICES	
ANCILLARY ACCOMMODATION	
SECURITY GATEHOUSE	

*Subject to re-assessment on completion of the refurbishment.



WA316

Western Approach Bristol



13.5m Eaves Height



14 Level Access Doors



7 Dock Levellers



60m Secure Yard



Three Storey Offices



100 HGV Parking Spaces



174 Car Parking Spaces

M49

J22 / M4

M49

J18A / M5

M49

SOUTH WEST'S PREMIER LOGISTICS LOCATION

Western Approach Distribution Park is already home to a number of blue chip companies and is situated in the south west's premier logistics location. Located between Junction 1 of the M48 and Junction 18 of the M5, with frontage to the M49, this well established distribution park offers direct access to the UK's extensive motorway network.

Bristol International Airport lies 18 miles to the south and Bristol's Avonmouth and Royal Portbury Docks are located within 6 miles. The South West has a population of 5.3 million, showing an increase of 6.7% over a 9 year period compared to the national increase of 5.3%.

Source: ONS August 2012



AVAILABILITY AND TERMS

Further details on terms upon application

savills.co.uk

020 7499 8644
0117 910 2200

savills

JLL

0117 927 6691
020 7493 4933

jll.co.uk/property

Knight Frank

011 7945 8814
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KnightFrank.co.uk

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